

Lower Mass Ave Zoning Discussion – Illustrative Development Examples

Assumptions

Zoning district	BC
Maximum residential/dormitory FAR	2.00
Maximum non-residential/dormitory FAR	1.25

Parcel area	13,300 sqft.
Parcel frontage	125 ft.
Assumed depth of ground-floor retail	40 ft.
Area of ground-floor retail	5,000 sqft.

DEVELOPMENT EXAMPLE #1

1840 Massachusetts Avenue
Parking Lot – Lesley University
Business C (BC) Zoning District

Results

	Zoning Options					
	Existing Zoning		Allowing retail at housing FAR		Exempting retail from FAR limit	
Development Scenarios	GFA	FAR	GFA	FAR	GFA	FAR
All residential	26,600	2.00	26,600	2.00	26,600	2.00
Residential + ground floor retail	23,600	1.77	26,600	2.00	31,600	2.38

Assumptions

Zoning district	BA-2
Maximum residential/dormitory FAR	1.75
Maximum non-residential/dormitory FAR	1.00

Parcel area	12,000 sqft.
Parcel frontage	115 ft.
Assumed depth of ground-floor retail	40 ft.
Area of ground-floor retail	4,600 sqft.

DEVELOPMENT EXAMPLE #2

1725 Massachusetts Avenue
Gas Station
Business A-2 (BA-2) Zoning District

Results

	Zoning Options					
	Existing Zoning		Allowing retail at housing FAR		Exempting retail from FAR limit	
Development Scenarios	GFA	FAR	GFA	FAR	GFA	FAR
All residential	21,000	1.75	21,000	1.75	21,000	1.75
Residential + ground floor retail	17,550	1.46	21,000	1.75	25,600	2.13

Note: These GFA numbers do not represent the actual development potential of the sites and do not account for other factors that would affect their development potential, such as allowed unit densities, heights, setbacks, open space, and parking requirements.